



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON FRIDAY, NOVEMBER 22, 2019

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Chair Vila called the meeting to order at 9:00 a.m.

II. ROLL CALL

Robert J. Vila, Chairman	PRESENT
Michael B. Small, Vice Chairman	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Member	PRESENT (arrived at 9:03 a.m.)
Maisie Grace, Member	PRESENT (arrived at 9:02 a.m.)
John David Corey, Member	PRESENT
Nikita Zukov, Member	ABSENT (unexcused)
Betsy Shiverick, Alternate Member	PRESENT
Katherine Catlin, Alternate Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT

Please note: Mr. Vila stated that Ms. Shiverick would be voting in the absence of Mr. Zukov.

Staff Members present were:

John Lindgren, Planning Manager

Kelly Churney, Secretary to the Architectural Review Commission

III. PLEDGE OF ALLEGIANCE

Chair Vila led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE OCTOBER 30, 2019 MEETING

Motion made by Mr. Small and seconded by Mr. Garrison to approve the minutes from the October 30, 2019 meeting. Motion carried unanimously.

V. **APPROVAL OF THE AGENDA**

Mr. Small requested the deferral the following projects to the December 13, 2019 meeting: B-018-2019 341 Hibiscus Ave., B-052-2019 405 N. Lake Way, B-070-2019 259 Worth Avenue.

Dustin Mizell, Environment Design Group and professional for the project B-018-2019 341 Hibiscus Ave., requested his deferral to the February 26, 2020 meeting. The consensus of the Commission was to approve his request.

Motion made by Mr. Small and seconded by Mr. Garrison to approve the agenda as amended, with the deferral of B-052-2019 405 N. Lake Way, B-070-2019 259 Worth Avenue to the December 13, 2019 meeting and a deferral of project B-018-2019 341 Hibiscus Ave. to the February 26, 2020 meeting. Motion carried unanimously.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

Ms. Churney administered the oath at this time and throughout the meeting as necessary.

VII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**

There were no comments heard at this time.

VIII. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**

Mr. Small questioned whether it would be appropriate to combine the December meeting with the January meeting, to be held in January. Mr. Lindgren stated a meeting would be necessary in December, even if only to defer all of the items to the January meeting. Mr. Small wondered if it would be possible to combine the meetings around the holidays in 2020. Mr. Lindgren stated that he would need to investigate whether this was possible due to the Code requirements.

IX. **PROJECT REVIEW**

A. **DEMOLITIONS AND TIME EXTENSIONS**

None

B. **MAJOR PROJECTS – OLD BUSINESS**

B-018-2019 Modifications

Address: 341 Hibiscus Ave.

Applicant: Roy and Vanessa Carroll

Professional: Dustin Mizell/Environment Design Group

Project Description: Addition of vehicular gate. Revisions to the entry courtyard and associated landscape changes.

A motion carried at the March meeting to defer the project for one month to the April 24, 2019 meeting for restudy. A motion carried at the April meeting to defer the project for one month to the May 29, 2019 meeting for a restudy based on the comments from the Commissioners. A motion carried at the May meeting to defer

the project for one month to the June 26, 2019 meeting at the request of the professional. A motion carried at the June meeting to defer the project until the November 22, 2019 meeting at the request of the professional.

Please note: The project was deferred to the February 26, 2020 meeting at the Approval of the Agenda, Item V.

B-052-2019 Demolition/New Construction

Address: 405 N. Lake Way

Applicant: Mary E. Curran

Professional: Anthony A. Harrington

Project Description: Proposal of a new two-story residence with pool, landscape and hardscape. Demolition of existing two-story residence.

A motion carried at the August meeting to approve the demolition with conditions. A second motion carried to defer the project for one month to September 25, 2019 so that the professional could address the comments made by the Commission. Because of the storm experienced in the area, the applicant was granted a deferral until the October 30, 2019 meeting to allow the applicant sufficient time to make the necessary revisions. At the October 30, 2019 meeting the project was deferred to the November 22, 2019 meeting with a direction to restudy study all of the comments made by the Commissioners, specifically the roof, main entrance, the front door and the doors on the west elevation.

Please note: The project was deferred to the December 13, 2019 meeting at the Approval of the Agenda, Item V.

B-063-2019 New Construction

Address: 220 Brazilian Avenue

Applicant: PBROC Limited Partnership

Professional: Patrick O'Connell/Patrick Ryan O'Connell Architect, LLC

Project Description: Proposed construction of a new two-story, two-family residential structure, including new pools, hardscape and landscape.

At the September 25, 2019 ARCOM, meeting the project was deferred for one month to October 30, 2019 for restudy. At the October 30, 2019 meeting, the project was deferred to the November 22, 2019 meeting, for a restudy in accordance with the comments of the Commissioners, specifically the comments relating to the mass of the structure.

Call for disclosure of ex parte communication: Disclosure by several members.

Mr. O'Connell presented the architectural modifications proposed for the two-story, multi-family structure.

Mr. Vila called for public comments.

Robert Andrew Roddy, 223 S. County Rd., expressed concern for the some of the landscaping items and the generator proposed.

Dustin Mizell, Environment Design Group, responded to the comments made by Mr. Roddy.

Ms. Grace questioned whether the changes to the mass were significant enough. She thought the building looked too commercial and lacked charm. She also questioned the proportions of the design. Ms. Grace suggested opening up the front wall and gates to allow for views into the property. She questioned the color proposed and thought it added to the lack of charm. She questioned the balconies on the east and west side as well as the sconces proposed.

Ms. Shiverick thought the massing was improved but questioned the sconces proposed. She suggested using a different color for the body of the building and thought with a color on the home, a white shutter may be more appropriate. She also agreed with Mr. Roddy on his landscaping assessment. She stated she preferred the previously proposed landscaping plan.

Mr. Corey thought the roof changes were successful and thought the reduction of the massing was successful. He suggested reducing the vehicular gates/openings as well as changing the sconces. While he did like the first landscaping design, he commended the landscape professional for using natives in the proposed plan and thought the design was successful.

Mr. Floersheimer questioned whether reduction of the mass was significant enough to make a difference.

Ms. Catlin stated she did not believe the design looked commercial and thought the mass was appropriate. She was in favor of using an open gate, recommended changing the sconces as well as the color of the residence. She was in favor of the landscape plan.

Mr. Ives thought the design was successful for the area. He questioned whether the parapet would slope with the roof. Mr. O'Connell responded.

Mr. Vila thought the professional addressed all of the concerns of the Commissioners and thought the design was successful. He stated his only concerns related to the color palate, the lighting fixtures and the darkness of the roof material.

Mr. Roddy requested that the generator louvered doors proposed to face south are changed to face west. He also requested that all of the landscaping maintenance is handled on the owner's side of the wall.

Motion made by Mr. Corey and seconded by Mr. Garrison to approve the project with the caveat that the following items will return to the January 29, 2020 meeting: the colors for the residences, the lanterns, the front site walls and vehicular gates. Motion carried unanimously.

B-070-2019 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - DONE
10/30/19

Address: 259 Worth Avenue

Applicant: Fro II 259 Worth Owner LLC

Professional: Keith Spina (Glidden Spina)

Project Description: Convert existing 2nd floor retail space to residential, and add 3rd floor residential unit to existing 2-story building.

At the October 30, 2019 meeting, the project was found to meet the Worth Avenue Design Guidelines, and was approved with the following items to return to the Commission at the November 22, 2019 meeting: a restudy of the pool area, the beautification of the north façade and a different option for the pergola on the third floor.

Please note: The project was deferred to the December 13, 2019 meeting at the Approval of the Agenda, Item V.

C. MAJOR PROJECTS – NEW BUSINESS

None

D. MINOR PROJECTS – OLD BUSINESS

None

E. MINOR PROJECTS – NEW BUSINESS

A-029-2019 Modifications

Address: 221-231 Royal Poinciana Way & 214-216 Sunset Avenue (“Via Flagler” – fka: “Testa’s”)

Applicant: T3 Family Investments, LLC – contact: Cody Crowell

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Proposing modifications to various buildings and site features, including 1) A decorative handrail for the Royal Poinciana Way steps, 2) Increase in building parapet height at Building #'s 1, 3 and 6 to screen rooftop equipment, 3) A low wall adjacent to the Sunset sidewalk to provide grading transitions to improve landscaping, and 4) Relocate the commercial entrance doors of Building #4 from the north façade to the east façade.

Call for disclosure of ex parte communication: Disclosure by several members.

Mr. Janssen provided an overview of the project.

Jason Skinner, Dailey Janssen Architects, presented the architectural modifications for the proposed project.

Ms. Shiverick thought the parapets were a bit heavy and suggested using a similar parapet as building 4, which is perforated.

Ms. Grace thought the parapets were more noticeable on building 1 and 3 and would prefer to see the condensing units.

Ms. Garrison was in favor of the parapets because they covered the condensing units, which he believed were an eyesore.

Mr. Ives agreed with Mr. Garrison. Mr. Ives suggested that any changes in the future to the properties on the street, in terms of the steps and handrails, should be consistent in the design.

Mr. Corey questioned why the sidewalk on Sunset Avenue was not raised. Mr. Skinner responded. Mr. Corey expressed concern for the hump in the road. Mr. Corey suggested looking into the idea of reducing the width of the steps in order to eliminate the third railing. Mr. Corey liked Ms. Shiverick's suggestion of adding perforation in the parapet designs.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented with the caveats that the parapets are changed to a more perforated design. Motion carried 6-1, with Mr. Corey opposed.

A-030-2019 Modifications

Address: 1495 Via Manana

Applicant: Michael & Laura Anthony

Professional: Roger Hansrote

Project Description: Request to install a new garage door and two light sconces that will flank the garage door.

Call for disclosure of ex parte communication: Disclosure by several members.

Mr. Vila called for public comments.

Julie Araskog, 1490 Via Manana, offered her support for the project.

David Klein, attorney for the project, provided an overview and discussed the support received for the project.

Mr. Hansrote presented the installed garage door and light sconces.

Motion made by Mr. Ives and seconded by Mr. Small to approve the project as presented. Motion carried unanimously.

- X. **ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**
There were no comments heard at this time.

- XI. **COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT**

Mr. Lindgren reminded the Commission about the Historic District Symposium in December.

Mr. Lindgren also reviewed the Code that discusses the requirements of the Architectural Review Commission meetings.

- XII. **ADJOURNMENT**

Motion made by Mr. Ives and seconded by Mr. Small to adjourn the meeting at 10:11 a.m. Motion carried unanimously.

The next meeting will be held on Friday, December 13, 2019 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,



Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

kmc